

**RESIDENTIAL PROPERTY RECORD CARD****CITY OF SPRINGFIELD****Situs: 95 LEAVITT ST****Map ID: 076200031**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

**Current Owner**

CRAPPS TIFFANY LADON

95 LEAVITT ST

SPRINGFIELD

MA 01109

**General Information**

Living Units 1

Neighborhood 116

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	4,800			23,040
Total Acres: 0.1102				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Assessment Information**

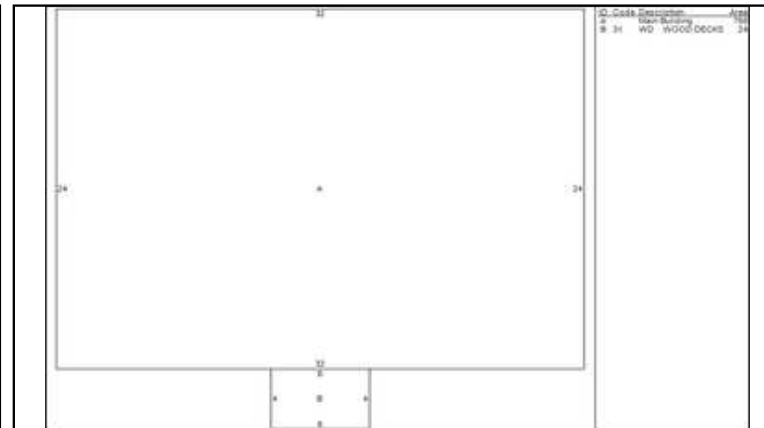
	Assessed	Appraised	Cost	Income	Market
Land	23,000	23,000	23,000	0	23,000
Building	68,300	71,500	76,200	0	71,500
Total	91,300	94,500	99,200	0	94,500

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-10-02	87,200	LAND + BLDG	20043/547	CRAPPS TIFFANY LADON	WASHINGTON YVONNE ELLISON-
2013-07-09	5,000	LAND + BLDG	19911/210	WASHINGTON YVONNE ELLISON-	ELLISON ROLAND K
1993-02-26	64,900	LAND + BLDG	08347/0416	ELLISON BARBARA A	ALLEN FREDERICK U

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<b>Dwelling Information</b>	
Style CAPE	Year Built 1942
Story height 1.50	Eff Year Built 0
Attic NONE	Ground Floor 768
Exterior Walls ALUM/VINYL	Area
Masonry Trim	Amenities
	Total Living 1,344
	Area
Color NATURAL	
<b>Basement</b>	
Basement FULL	Car Bsmt Gar 0
FBLA Size	FBLA Type
Rec Rm Size	Rec Rm Type
Heating & Cooling	Fireplaces
Heat Type BASIC	Stacks 0
Fuel Type OIL	Openings 0
System Type STEAM	Pre-Fab 0
<b>Room Detail</b>	
Bedrooms 3	Full Baths 1
Family Rooms 0	Half Baths 0
Kitchens	Extra Fixtures 0
Total Rooms 5	
Kitchen Type	Bath Type
Kitchen Remod NO	Bath Remod NO
<b>Adjustments</b>	
Int vs Ext SAME	Unfinished Area 0
Cathedral Ceiling	Unheated
<b>Grade &amp; Depreciation</b>	
Grade C	Market Adj 0.00
Condition GOOD	Functional
CDU AVERAGE	Economic
Cost & Design	% Good Ovr
% Complete	



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
003900024	2013-07-31	106,000	1,333	4	1953	C	
123400052	2014-11-28	123,000	1,560	4	1952	C	
076200031	2013-10-02	87,200	1,344	4	1942	C	
104050092	2013-03-29	91,000	1,260	4	1947	C	
039200030	2013-03-08	109,900	1,183	4	1956	C	